

FOR SALE



Ruxley Road, Bucknall, Stoke-on-Trent

2 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Region Of £125,000





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- Semi Detached
- Two Bedrooms
- Two Reception Rooms
- Family Bathroom
- Gas Central Heating

DINING ROOM 11' 10" x 11' 2" (3.61m x 3.4m) Upvc double glazed window to the front elevation, Upvc frosted glass panelled door, central heating radiator, wood cupboard housing gas and electric meters, chimney breast, carpet to floor

LOUNGE 12' 1" x 11' 10" (3.68m x 3.61m) Upvc double glazed window to the rear elevation, under stairs storage cupboard, central heating radiator, TV aerial point, chimney breast, carpet to floor

KITCHEN 11' 8" x 7' 0" (3.56m x 2.13m) Wooden window to the side elevation, Upvc double glazed glass panelled door to the side, range of wall and base units with worktops over, stainless steel single sink, space and plumbing for washing machine, space for cooker, space for fridge freezer, gas central heating boiler, central heating radiator, breakfast bar area, part tiled walls

BATHROOM 11' 9" x 5' 9" (3.58m x 1.75m) Upvc double glazed frosted glass window to the side elevation, 3 piece bathroom suite in white plus a shower cubicle, central heating radiator, tiled floor

STAIRS AND LANDING Smoke alarm, carpet to floor

BEDROOM 11' 10" x 11' 2" (3.61m x 3.4m) Upvc double glazed window to the front elevation, central heating radiator, chimney breast, carpet to floor

BEDROOM 12' 1" x 11' 10" (3.68m x 3.61m) Upvc double glazed window to the rear elevation, central heating radiator, chimney breast, built in cupboard with loft access, carpet to floor

REAR GARDEN Mainly paved, lawn area, enclosed by fence, off road parking to side, parking to the rear

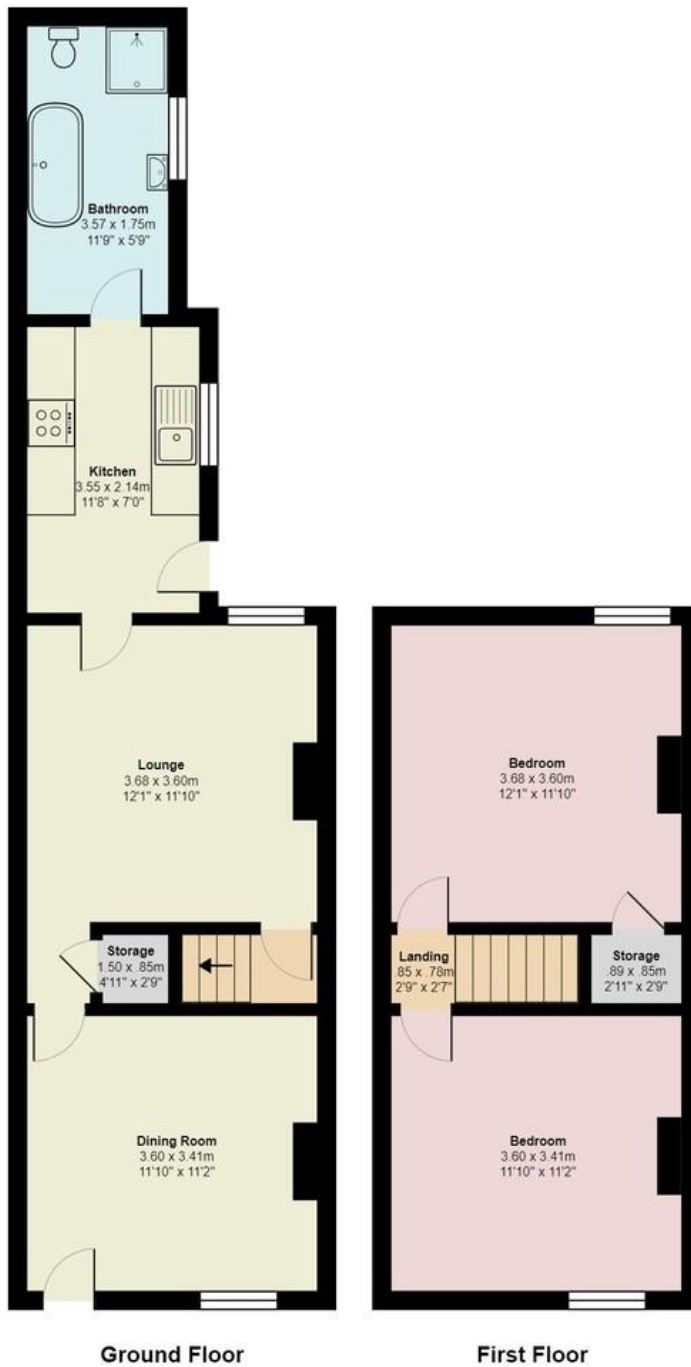






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





All measurements are approximate and for display purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.